

# COUNTRY HOME IN BLOOMINGTON, IN

*Online Auction:* MAY 1 - 6 PM



BE SURE TO STOP BY TO TAKE A LOOK AT THE PROPERTY

PROPERTY LOCATION:

6030 W. KOONTZ RD. | BLOOMINGTON, IN

PREVIEW DATES

APRIL 7 - 1:00 PM

APRIL 22 - 6:00 PM



**ROB MCCONNELL & GABRIELLE GETTS**

812.821.7883

812.340.3295

812.822.3200



Coffey Realty  
& Auction

*for more information*

**UnitedCountryIN.com**



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Auction  
Manager

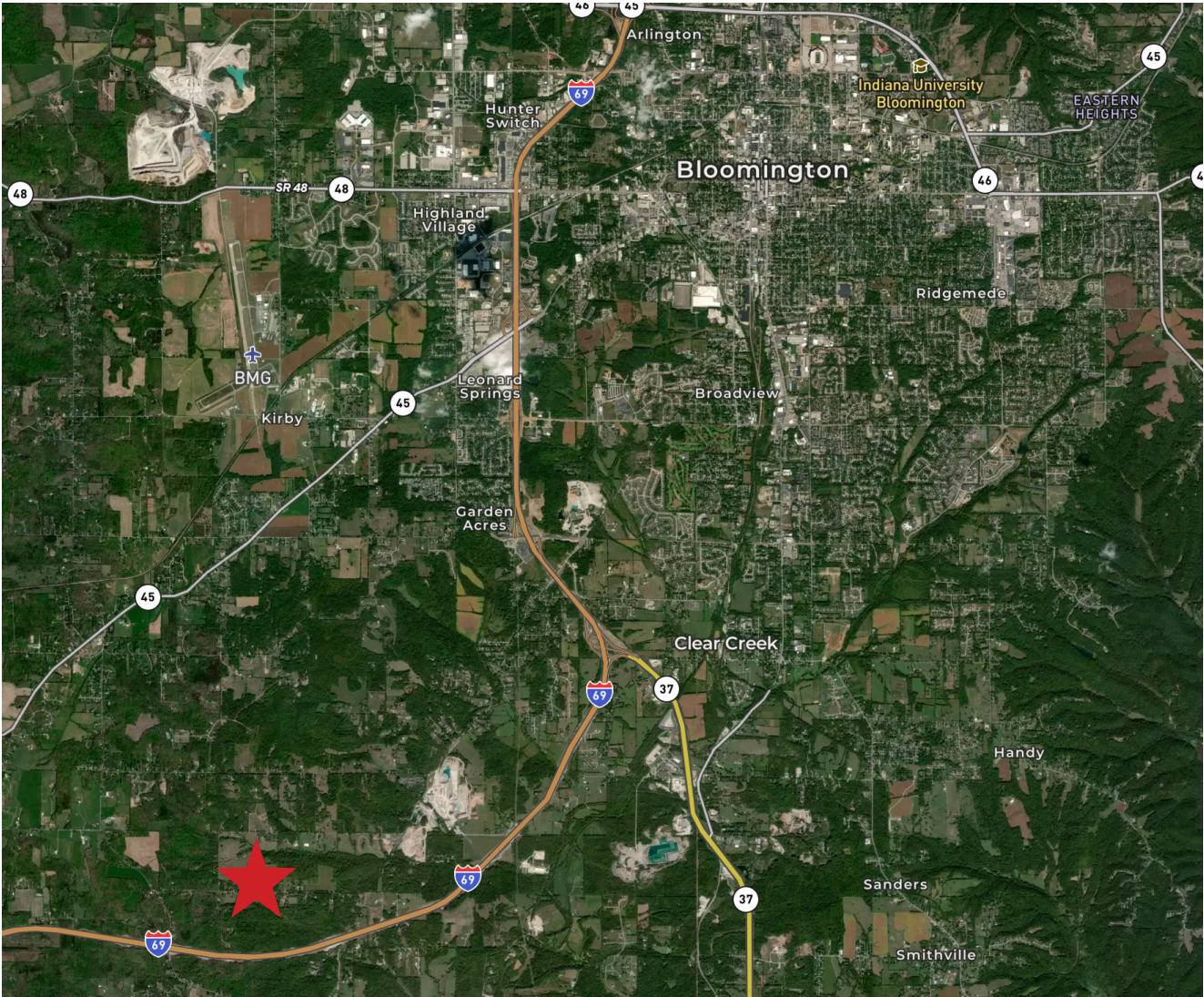
Rob McConnell | 812.821.7883 | [rmcconnell@unitedcountryin.com](mailto:rmcconnell@unitedcountryin.com)

Gabrielle Getts | 812.340.3295 | [ggetts@unitedcountryin.com](mailto:ggetts@unitedcountryin.com)

**DISCLAIMER:** All Information contained is believed to be accurate and from accurate resources. However, buyers are encouraged to do their own due diligence. United Country - Coffey Realty & Auction assumes no liability for the information provided.

# LOCATION

## MAP



# TERMS & CONDITIONS

## OF THE AUCTION



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& Auction

### "BIDDING RULES"

#### TERMS AND CONDITIONS

**6030 W. Koontz Rd. – Bloomington, IN 47403 - Monroe County**

#### **Legal Description:**

016-25900-00 PT SE SE 34-8-2W 5.28A; PLAT 24

- The property will be offered for sale via a Public Online - Internet Bidding Platform
- All bids/ offers must be entered prior to May 1, 2024 - 6:00pm EDT
- To be approved as a bidder a signed copy of the terms and conditions along with a signed bidder's certification must be received and approved by the auction office.
- This property will be sold subject to seller's approval, sells with an un-disclosed reserve.
- Property sells As-Is with no warranties expressed or implied. Bidders may perform their independent inspections prior to bidding.
- This property is Subject to prior sale (the property can be purchased prior to end of auction).
- The seller reserves the right to cancel the auction at any time prior to the final bid closing.
- An 11% buyer's premium will be added to the final bid and charged to the buyer at closing, the final bid plus the 11% buyer's premium will establish the final sales price.
- Any pre-auction offers must be made & presented to Listing Broker based on these Bidding Rules (Terms & Conditions).
- A "Down Payment" of \$5,000 must be paid by the successful bidder by direct wire transfer within 24 hours of acceptance of the purchase agreement. The down payment will be deposited with John Bethell Title Company, 2626 S. Walnut St. Bloomington, IN 47401.
- Upon the acceptance of the purchase agreement between the buyer and the seller, the down payment deposit will be non-refundable; your bidding is not conditional upon financing, so be sure you are prepared to pay cash USD funds at closing or have arranged your financing prior to bidding. The balance of the purchase price including the buyer's premium will be due via a wire transfer to the closing company, on delivery of insurable title on or before June 14, 2024
- The property will be conveyed by a General Warranty Deed
- The seller agrees to furnish buyer with an owner's policy of Title Insurance at closing. Preliminary title search provided in "Bidder's Info Packet".
- Real Estate Taxes will be paid by the seller and prorated to the day of closing.
- Buyer will pay a Transaction Fee of \$250 at closing
- Closing:
  - Closing shall take place at the office of: John Bethell Title Company - 2626 S. Walnut St. – Bloomington, IN 47401
  - Closing fee will be paid by the buyer.
  - Closing will be held on or before June 14, 2024
- Possession will be granted day of final closing
- Successful Bidder shall execute electronically a "Real Estate Purchase Agreement" for the property immediately after being declared Successful Bidder.
- Each potential Bidder is responsible for conducting at their own risk, their own independent inspections, investigations, and due diligence concerning the property. - Further; Property sells as-is with no warranties expressed or implied.
- United Country Coffey Realty & Auction and their representatives are exclusive agents of the Seller.
- All announcements made up to the final close of the bidding take precedence over all advertising, oral or printed material.
- All information was gathered from reliable sources and is believed to be correct as of the date this brochure is published; however, the seller or auctioneers have not independently verified this information. Auction plats and drawings are not to be relied on and are for representation purposes only. Its accuracy is not warranted in any way. There is no obligation on the part of the sellers or auctioneer to update this information.

**SALE SITE: Internet Only: [UnitedCountryIN.com](http://UnitedCountryIN.com)**

**VIEWING INSTRUCTIONS:** Preview dates & times: Sunday, April 7<sup>th</sup> at 1:00pm and Monday, April 22<sup>th</sup> at 6:00pm

The viewing of the property will be at the viewer's own risk. The Seller, Auctioneer nor the Listing Agency may not be held responsible for accidents.

For questions call or text: Gabrielle Getts, (812) 340-3295 or Rob McConnell (812) 821-7883.

I do hereby agree to these Auction Terms & Conditions.

\_\_\_\_\_  
Bidder

\_\_\_\_\_  
Bidder



# PROPERTY

## INFORMATION

### **Charming Remodeled Country Home in Monroe County, Close to Bloomington**

Discover the perfect blend of country charm and modern convenience in this remodeled 3-bedroom, one bath country home, nestled on just over 5 acres of serene land in the desirable southwest side of Monroe County. This property offers a unique opportunity to embrace a country lifestyle while being conveniently close to Bloomington, Indiana, IU Campus, and all the amenities of city life.

#### **Property Highlights:**

**Gentleman's Farm/Mini Farm Potential:** With over 5 acres of pasture, this property is ideal for animals, pets, gardening, and outdoor hobbies. Embrace the sustainable lifestyle with ample space for prepping and Mini farming endeavors.

**Recent Renovations and Modern Upgrades:** Enjoy a newly renovated home with updates throughout, including a Whirlpool electric water heater, newly installed wood cabinets with laminate countertops, new vinyl and hardwood flooring, and a new Pioneer® 24,000 BTU central ceiling mount Mini split heat pump system for efficient heating and cooling. The house includes a refrigerator, washer and dryer and has a well with new water pump and tank.

**Outdoor Living and Additional Buildings:** This property boasts several barns and outbuildings, including a partially finished 20' X 24' cabin/shed that could serve as an additional living area, studio, office or in-law suite. The older Gambrell roof style farm barn and a newly built detached garage provide ample storage and workspace.

**Convenient Location:** Located just 9 miles from Downtown Bloomington and the IU Campus, and within easy reach of shopping, schools, and major highways, this home offers the peace of the countryside with the convenience of city living. Less than 60 miles from Downtown Indianapolis and within a comfortable driving distance to Louisville, KY.

**Utilities and Services:** The property is well equipped with a private well and septic system, electric service by Bloomfield REMC, Smithville Communications (DSL), Comcast Cable, and Van Buren Water District services available.

#### **Ideal for those seeking:**

A country home with modern amenities close to Bloomington, IN, and IU.  
A sustainable or prepper lifestyle with ample space for Mini farming and outdoor activities.

A family home within the Monroe County Community School Corp, including Clear Creek Elementary, Batchelor Middle School, and Bloomington High School South. With its combination of charm, modern conveniences, and unbeatable location, this property is more than just a home; it's a lifestyle. Whether you're looking for a peaceful country retreat or a vibrant, active farm life close to the amenities of a bustling university town, this property offers the best of both worlds.

Explore the possibilities today and start living your dream country lifestyle in Monroe County!



# AUCTION BIDDING

## PROCESS

- Go to website: [unitedcountryin.com](http://unitedcountryin.com)
- Move down the page to “Country Home | 5± Acres | Bloomington,IN For Sale”
- Click on “Bidding Open”
- A new page will open, and you will then see (to the right and down of the photo) “Register to Bid”. Click on that. You will then be asked to create a login and password. (Note: Please keep this login and password information in a safe place so you can remember it for future login needs)
- Once you have created an account and successfully logged in and registered for the auction you will receive an email with Terms & Conditions and a bid certification form. (These forms will be sent electronically, and your bids will show pending until these forms are completed.)
- Once forms have been successfully signed and submitted you will approved for bidding.

For any bidding questions please contact:  
Rob McConnell 812-821-7883.



# COUNTY PROPERTY

## INFORMATION

2/26/24, 4:21 PM

Elevate

Monroe County, IN  
6030 W Koontz RD  
39 DEGREES NORTH (855) GIS-3939





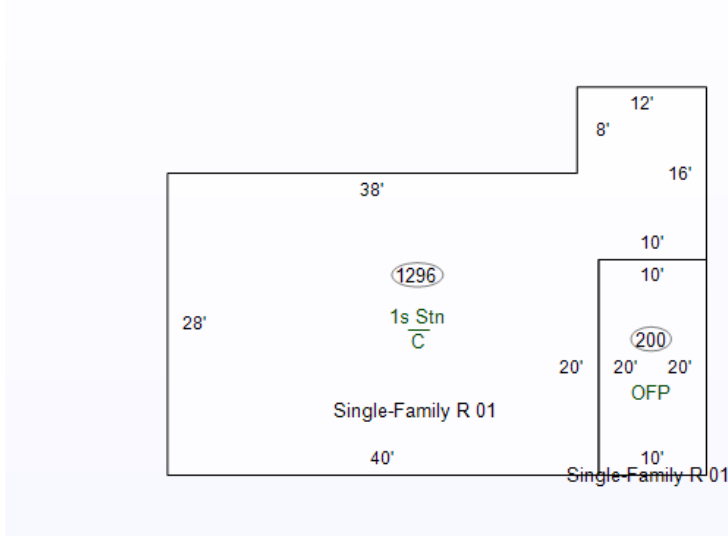
# COUNTY PROPERTY INFORMATION

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Shed (12) R 01  
Lean-To R 01  
& Flat (12) R 01

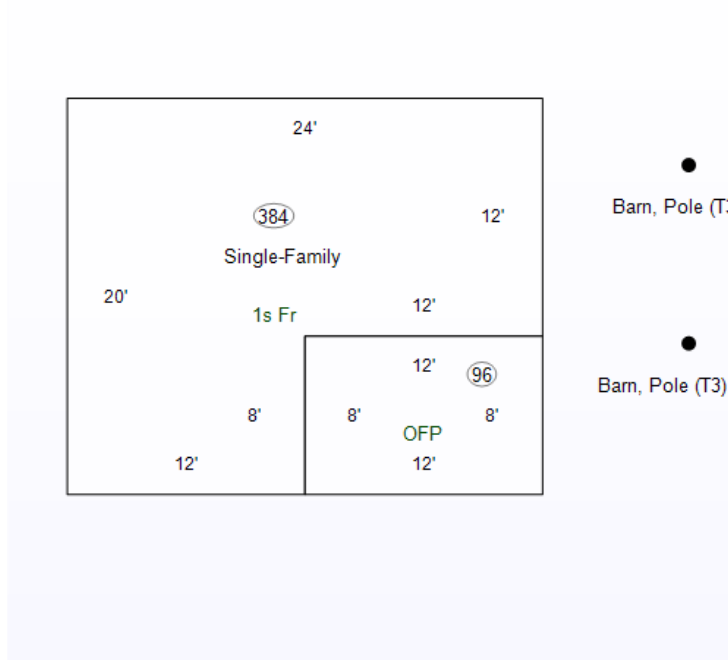




# COUNTY PROPERTY INFORMATION

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## Parcel Information

Owner Name	Stoll, Stephen & Anna Mae
Owner Address	6030 W Koontz Rd Bloomington, In 47403
Parcel Number	53-09-34-400-002.000-015
Alt Parcel Number	016-25900-00
Property Address	6030 W Koontz Rd, Bloomington, In 47403-9596
Property Class Code	101
Property Class	Cash Grain/general Farm
Neighborhood	Rockport Road - Vb - A, 53015020-015
Legal Description	016-25900-00 PT SE SE 34-8-2W 5.28A; PLAT 24

## Taxing District

Township	Van Buren Township
Corporation	Monroe County Community
Taxing District Name	Van Buren Township
Taxing District Number	015

## Land Description

Land Type	Acreage	Dimensions
4	4.08	
9	1.00	
82	0.19	

# COUNTY PROPERTY INFORMATION

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## Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Unknown			Wd	
1900-01-01	Smith, Edith		0	Mi	
1900-01-01	Smith, Elbert & Edith		0	Mi	
2000-02-08	Smith, Edith		0	Wd	
2007-05-04	Henderson, Ladonna & Scott, Joyce			Wd	
2013-02-07	Shell, Jamie K			Wd	\$92,500.00
2016-10-19	Stoll, Stephen & Anna Mae			Wd	\$117,000.00

## Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2023-04-06	Annual Adjustment	\$59,400.00	\$147,900.00	\$207,300.00
2022-04-08	Annual Adjustment	\$51,100.00	\$159,700.00	\$210,800.00
2021-03-19	Annual Adjustment	\$50,200.00	\$144,300.00	\$194,500.00
2020-03-20	Annual Adjustment	\$40,200.00	\$116,300.00	\$156,500.00
2019-03-12	Annual Adjustment	\$36,300.00	\$104,200.00	\$140,500.00
2018-03-21	Annual Adjustment	\$36,500.00	\$97,300.00	\$133,800.00
2017-03-30	Annual Adjustment	\$49,300.00	\$62,300.00	\$111,600.00
2016-05-02	Annual Adjustment	\$49,300.00	\$57,500.00	\$106,800.00
2015-05-27	General Revaluation	\$49,300.00	\$54,400.00	\$103,700.00
2014-05-15	Annual Adjustment	\$49,300.00	\$52,500.00	\$101,800.00
2013-06-04	Annual Adjustment	\$49,300.00	\$60,500.00	\$109,800.00
2012-06-26	Annual Adjustment	\$49,300.00	\$74,600.00	\$123,900.00
2011-06-08	Annual Adjustment	\$49,300.00	\$67,500.00	\$116,800.00
2010-03-01	Annual Adjustment	\$49,300.00	\$67,000.00	\$116,300.00
2009-03-01	Miscellaneous	\$49,300.00	\$65,100.00	\$114,400.00
2008-03-01	Miscellaneous	\$49,300.00	\$63,600.00	\$112,900.00
2008-03-01	Miscellaneous	\$49,300.00	\$65,100.00	\$114,400.00
2007-03-01	Miscellaneous	\$49,300.00	\$63,600.00	\$112,900.00
2006-03-01	Miscellaneous	\$35,700.00	\$63,700.00	\$99,400.00
2005-03-01	Miscellaneous	\$18,600.00	\$52,800.00	\$71,400.00
2002-03-01	General Revaluation	\$18,600.00	\$52,300.00	\$70,900.00
2000-03-01	Split	\$0	\$0	\$0
1995-03-01	General Revaluation	\$0	\$0	\$0
1994-03-01	General Revaluation	\$0	\$0	\$0



# COUNTY PROPERTY INFORMATION

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## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
2013-02-15	\$92,500.00	Jamie K. Shell	Ladonna Henderson
2016-10-14	\$117,500.00	Stephen Stoll	Jamie K Shell

## Public Utilities

Water	Y
Sewer	N
Gas	Y
Electricity	Y
All	N

## Exterior Features

Exterior Feature	Size/Area
Porch, Open Frame	96
Porch, Open Frame	200

## Special Features

Description	Size/Area
-------------	-----------

## Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Utility Shed R 01	D	A	1940	1940	132
Barn, Bank & Flat (T2) R 01	C	A	1960	1960	480
Lean-to R 01	C	A	1960	1960	360
Lean-to R 01	C	A	1960	1960	288
Lean-to R 01	C	A	1960	1960	225
Barn, Pole (T3)	D	A	2020	2020	960
Barn, Pole (T3) 02	D	A	2020	2020	720
Single-family R 01	C-1	A	1970	1970	1,296
Single-family	E	A	2017	2017	384

## Single-Family R 01

# COUNTY PROPERTY INFORMATION

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## Accommodations

---

Bed Rooms 3  
 Finished Rooms 5

## Plumbing

---

Full Baths 1  
 Full Baths Fixtures 3  
 Half Baths  
 Half Baths Fixtures  
 Kitchen Sinks 1

## Other Residential Dwelling

---

Heat Type Central Warm Air  
 Fireplaces 1  
 Attached Garages

## Floors

---

Floor	Construction	Base	Finished
1	Stone	1,296	1,296
C		1,296	

## Single-Family

---

### Accommodations

---

Bed Rooms 1  
 Finished Rooms

### Plumbing

---

Full Baths  
 Full Baths Fixtures  
 Half Baths  
 Half Baths Fixtures  
 Kitchen Sinks 1

## Floors

---

Floor	Construction	Base	Finished
1	Wood Frame	384	384



# COUNTY PROPERTY INFORMATION

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## Tax Bill

### Parcel Information

Parcel Number	53-09-34-400-002.000-015
Tax ID	016-25900-00
Owner Name	Stoll, Stephen & Anna Mae
Owner Address	6030 W Koontz Rd Bloomington, In 47403
Legal Description	016-25900-00 PT SE SE 34-8-2W 5.28A; PLAT 24

### 2023 PAY 2024

#### Deductions

Type	Amount
Supplemental Hsc	\$37,080.00
Standard Hmst	\$48,000.00

#### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Van Buren Township	Spring Other Assessment Tax	\$37.88	\$0	\$0
Van Buren Township	Fall Other Assessment Tax	\$37.88	\$0	\$0
Van Buren Township	Year Total Other Assessment Tax	\$75.76	\$0	\$0

### 2022 PAY 2023

#### Deductions

Type	Amount
Mortgage	\$3,000.00
Supplemental Hsc	\$28,035.00
Standard Hmst	\$45,000.00

# COUNTY PROPERTY INFORMATION

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## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Van Buren Township	Spring Installment	\$986.78	\$1,024.66	\$0
Van Buren Township	Spring Other Assessment Tax	\$37.88	\$0	\$0
Van Buren Township	Fall Installment	\$986.78	\$1,024.66	\$0
Van Buren Township	Fall Other Assessment Tax	\$37.88	\$0	\$0
Van Buren Township	Year Total	\$1,973.56	\$2,049.32	\$0
Van Buren Township	Year Total Other Assessment Tax	\$75.76	\$0	\$0

## 2021 PAY 2022

### Deductions

Type	Amount
Mortgage	\$3,000.00
Supplemental Hsc	\$26,285.00
Standard Hmst	\$45,000.00

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Van Buren Township	Spring Delinquent Penalty	\$132.20	\$0	\$0
Van Buren Township	Spring Delinquent Tax	\$1,322.06	\$0	\$0
Van Buren Township	Spring Installment	\$890.68	\$2,466.16	\$0
Van Buren Township	Spring Other Assessment Delinquent Penalty	\$7.58	\$0	\$0
Van Buren Township	Spring Other Assessment Delinquent Tax	\$75.76	\$0	\$0
Van Buren Township	Spring Other Assessment Tax	\$37.88	\$0	\$0
Van Buren Township	Fall Installment	\$890.68	\$928.56	\$0
Van Buren Township	Fall Other Assessment Tax	\$37.88	\$0	\$0
Van Buren Township	Year Total	\$1,781.36	\$3,394.72	\$0
Van Buren Township	Year Total Delinquent Penalty	\$132.20	\$0	\$0
Van Buren Township	Year Total Delinquent Tax	\$1,322.06	\$3,394.72	\$0
Van Buren Township	Year Total Other Assessment Tax	\$75.76	\$0	\$0

## 2019 PAY 2020



# COUNTY PROPERTY INFORMATION

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## Deductions

Type	Amount
Mortgage	\$3,000.00
Supplemental Hsc	\$19,775.00
Standard Hmst	\$45,000.00

## Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Van Buren Township	Spring Installment	\$523.84	\$541.42	\$0
Van Buren Township	Spring Other Assessment Tax	\$17.58	\$0	\$0
Van Buren Township	Fall Installment	\$523.84	\$541.42	\$0
Van Buren Township	Fall Other Assessment Tax	\$17.58	\$0	\$0
Van Buren Township	Year Total	\$1,047.68	\$1,082.84	\$0
Van Buren Township	Year Total Other Assessment Tax	\$35.16	\$0	\$0

## 2018 PAY 2019

### Deductions

Type	Amount
Mortgage	\$3,000.00
Supplemental Hsc	\$18,060.00
Standard Hmst	\$45,000.00

### Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Van Buren Township	Spring Installment	\$494.60	\$512.18	\$0
Van Buren Township	Spring Other Assessment Tax	\$17.58	\$0	\$0
Van Buren Township	Fall Installment	\$494.60	\$512.18	\$0
Van Buren Township	Fall Other Assessment Tax	\$17.58	\$0	\$0
Van Buren Township	Year Total	\$989.20	\$1,024.36	\$0
Van Buren Township	Year Total Other Assessment Tax	\$35.16	\$0	\$0

## Overlay Report

# COUNTY PROPERTY INFORMATION

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## Overlay by Landuse and Soil

PIN 18 53-09-34-400-002.000-015  
 Total Acreage 4.821  
 Total Adj. Acreage 5.280

Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Crb	9	Homesite	0.000	0.000
Crc	9	Homesite	0.000	0.000
Crc	9	Homesite	0.000	0.000
Crc	9	Homesite	0.000	0.000
Crc	9	Homesite	0.000	0.000
Crb	Unk		0.003	0.003
Crc	Unk		0.002	0.003
Crb	4	Tillable Land	2.394	2.622
Crc	4	Tillable Land	1.623	1.777
Crb	5	Non-tillable Land	0.462	0.505
Crc	5	Non-tillable Land	0.162	0.177
Crc	82	Agric Support-public Road	0.176	0.193

## Overlay by Landuse

PIN 18 53-09-34-400-002.000-015  
 Total Acreage 4.821  
 Total Adj. Acreage 5.280

Land Use Code	Land Type	GIS Acreage	Adj. Acreage
9	Homesite	0.000	0.000
4	Tillable Land	4.016	4.399
5	Non-tillable Land	0.623	0.682
82	Agric Support-public Road	0.176	0.193
Unk		0.005	0.006



# SELLER'S DISCLOSURES



## SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE State Form 46234 (R6/6-14)

Date (month, day, year)  
03/16/2024

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) 6030 West Koontz Road, Bloomington, IN 47403

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cistern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Septic Field/Bed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Clothes Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot Tub	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Aerator System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Gas Grill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Irrigation Systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater/Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Microwave Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water Heater/Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Heater/Solar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Range	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water Softener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Room Air Conditioner(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Well	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trash Compactor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic and Holding Tank/Septic Mound	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
TV Antenna/Dish	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Geothermal and Heat Pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Sewer System (Explain)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				Yes	No	Do Not Know
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the structures connected to a public water system?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the structures connected to a public sewer system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are there any additions that may require improvements to the sewage disposal system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If yes, have the improvements been completed on the sewage disposal system?			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the improvements connected to a private/community water system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Are the improvements connected to a private/community sewer system?			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Attic Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Burglar Alarm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ceiling Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot Water Heat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Garage Door Opener / Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Heat/Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Inside Telephone Wiring and Blocks/Jacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Heat/Electric	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Intercom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solar House-Heating	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Woodburning Stove	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Sauna	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Smoke/Fire Alarm(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Insert	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Switches and Outlets	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Air Cleaner	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vent Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
80/100/200 Amp Service (Circle one)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Propane Tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Generator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other Heating Source <i>See below</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



NOTE: Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller: *Stephan Stoll*      Signature of Buyer: \_\_\_\_\_  
 Signature of Seller: *Anna Mae Stoll*      Signature of Buyer: \_\_\_\_\_  
 The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.  
 Signature of Seller (at closing): \_\_\_\_\_      Signature of Seller (at closing): \_\_\_\_\_

\* home is heated with an air to air geothermal heat pump with supplemental base board electric heaters.

# SELLER'S DISCLOSURES

Property address (number and street, city, state, and ZIP code) 6030 West Koontz Road, Bloomington, IN 47403			
<b>2. ROOF</b>	<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>
Age, if known      Years. //	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, how many layers?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. HAZARDOUS CONDITIONS</b>	<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)			
<b>4. OTHER DISCLOSURES</b>			
<b>Do structures have aluminum wiring?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Are there any foundation problems with the structures?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Are there any encroachments?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Are there any violations of zoning, building codes, or restrictive covenants?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Is the present use of non-conforming use? Explain:</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Is the access to your property via a private road?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Is the access to your property via a public road?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Is the access to your property via an easement?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Have you received any notices by any governmental or quasi-governmental agencies affecting this property?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Are there any structural problems with the building?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Have any substantial additions or alterations been made without a required building permit?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Are there moisture and/or water problems in the basement, crawl space area, or any other area?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Is there any damage due to wind, flood, termites, or rodents?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Have any structures been treated for wood destroying insects?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Are the furnace/woodstove/chimney/flue all in working order?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Is the property in a flood plain?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Do you currently pay for flood insurance?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Does the property contain underground storage tank(s)?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Is the homeowner a licensed real estate salesperson or broker?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Is there any threatened or existing litigation regarding the property?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Is the property located within one (1) mile of an airport?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>			
Signature of Seller			Signature of Buyer
Signature of Seller			Signature of Buyer
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)			Signature of Seller (at closing)



# LEAD BASED PAINT DISCLOSURES



## LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

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PROPERTY ADDRESS: 6030 West Koontz Road, Bloomington, IN 47403

### LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: *(check (i) or (ii) below)*

- (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_
- (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: *(check (i) or (ii) below)*

- (i)  Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): \_\_\_\_\_
- (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### BUYER'S ACKNOWLEDGEMENT *(initial)*

- (c.)  Buyer has received copies of all information listed above.
- (d.)  Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
- (e.)  Buyer has *(check (i) or (ii) below)*:

- (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

**OR**

- (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### BROKER'S ACKNOWLEDGMENT *(initial)*

(f.)  Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

gpg

6030 West Koontz Road, Bloomington, IN 47403

(Property Address)

# LEAD BASED PAINT

## DISCLOSURES

46 **CERTIFICATION OF ACCURACY**

47 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they  
 48 have provided is true and accurate.

49  
 50 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be  
 51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this  
 52 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that  
 53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original  
 54 document shall be promptly delivered, if requested.

55   
 56  
 57 BUYER'S SIGNATURE DATE

58  
 59 PRINTED

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 63 BUYER'S SIGNATURE DATE

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 65 PRINTED

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 67   
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 69 SELLING BROKER DATE

*Stephen Stoll* 3-16-2024  
 SELLER'S SIGNATURE DATE

Stephen Stoll  
 PRINTED

*Anna Mae Stoll* 3-16-2024  
 SELLER'S SIGNATURE DATE

Anna Mae Stoll  
 PRINTED

*Robin W. McConnell*  
 LISTING BROKER DATE

es/loop verified  
 03/15/24 10:35 PM EDT  
 BNGK-BXEG-TROB-9701

*Jabville Stoll* 3-16-2024



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6030 West Koontz Road, Bloomington, IN 47403  
 (Property Address)

# TITLE COMMITMENT

Page 1 of 6



ALTA COMMITMENT

COMMITMENT NO. 53-05445-H-1

## SCHEDULE A

**Address Reference:**  
6030 W. Koontz Rd.  
Bloomington, IN 47403

1. Commitment Date: **March 27, 2024 at 12:00 AM**
2. Policy (or policies) to be issued:

a. ALTA Owners Policy (07/01/21)

Policy Amount  
To Be Determined

For one-to-four family residential properties and lots in recorded subdivisions and titled in individuals an ALTA 2008 policy will be issued. For all other transactions an ALTA 2006 policy will be issued.

Proposed Insured: **A Legally Qualified Entity Yet To Be Determined**

b.

Policy Amount  
\$

Proposed Insured:

3. The estate or interest in the Land described or referred to in this Commitment is *Fee Simple*.
4. Title to the *Fee Simple* interest in the land described or referred to in this Commitment is, at the Commitment Date, vested in:

**Stephen Stoll and Anna Mae Stoll, as husband and wife**

5. The land referred to in this Commitment, situated in the County of **Monroe**, State of Indiana, is described as follows:

A part of the South half of the Southeast quarter of Section 34, Township 8 North, Range 2 West, Monroe County, Indiana, more specifically described as follows: Commencing at a rebar found at the Southeast corner of said Section 34; thence on the South line of said quarter section, North 89 degrees 28 minutes 53 seconds West 845.06 feet to a 5/8 inch diameter rebar with a cap marked "Bynum Fanyo 890006" (called "monument" for the remainder of this description) set at the true point of beginning; thence continuing on said South line,

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401  
Phone: (812)339-8434 Fax: (812)333-5063  
Email: customerservice@johnbtitle.com



# TITLE COMMITMENT

Page 2 of 6

## SCHEDULE A (Continued)

North 89 degrees 28 minutes 53 seconds West 484.54 feet to a monument set; thence leaving said South line, North 06 degrees 55 minutes 08 seconds West 39.13 feet to a monument set on the North right-of-way line of Koontz Road; thence continuing North 06 degrees 55 minutes 08 seconds West 427.70 feet to a monument set; thence South 89 degrees 24 minutes 22 seconds East 507.13 feet to a monument set; thence South 04 degrees 37 minutes 36 seconds East 421.90 feet to a monument set on said North right-of-way line; thence South 00 degrees 31 minutes 07 seconds West 42.04 feet to the point of beginning, containing within said bounds, 5.28 acres, be the same more or less.

Authorized Signatory



Nathan Bethell  
Title Examiner  
John Bethell Title Company, Inc.

**End of Schedule A**  
**Doma Title Insurance Company, Inc.**

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401  
Phone: (812)339-8434 Fax: (812)333-5063  
Email: customerservice@JohnBTitle.com

# TITLE COMMITMENT

Page 3 of 6

## SCHEDULE B - SECTION I REQUIREMENTS

COMMITMENT NO. 53-05445-H-1

The following requirements must be met:

- A. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- B. Pay the agreed amounts for the interest in the land and/or mortgage to be insured.
- C. Pay us the premiums, fees and charges for the policy.
- D. Documents satisfactory to us creating the interest in the land and/or mortgage to be insured must be signed, delivered and recorded.

### NOTICE OF REQUIREMENT - WIRE TRANSFER OF CLOSING FUNDS

Effective July 1, 2009 Indiana law prohibits disbursement of closings unless all necessary funds required are wire transferred to the settlement agent's escrow account. (see I.C. 27-7-3.7) The law applies to all parties including lenders, buyers, sellers and real estate professionals. If the total of funds required from any single party to the transaction is less than \$10,000 a cashiers or certified check may be substituted. Corporate checks from licensed real estate brokerage companies specifically for earnest money and less than \$10,000 are also acceptable.

- 1. We must be furnished with a fully executed copy of the Purchase Agreement for PT SE SE 34-8-2W 5.28A, Parcel ID(s): 53-09-34-400-002.000-015.
  - 2. Execution and recordation of a Warranty Deed from Stephen Stoll and Anna Mae Stoll, as husband and wife, to A Legally Qualified Entity Yet To Be Determined.
  - 3. Vendor's Affidavit in satisfactory form executed by Stephen Stoll and Anna Mae Stoll, as husband and wife, should be furnished us at closing.
- E. Payment of \$5 Title Insurance Enforcement Fund fee required by IC 27-7-3 for each policy issued in connection with the transaction.

**End of Schedule B - I**  
**Doma Title Insurance Company, Inc.**

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401  
Phone: (812)339-8434 Fax: (812)333-5063  
Email: customerservice@johnbtitle.com

# TITLE COMMITMENT

Page 4 of 6

## SCHEDULE B - SECTION II EXCEPTIONS

COMMITMENT NO. 53-05445-H-1

The policy will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Taxes or special assessments which are not shown as existing liens by the Public Records.
2. Any facts, rights, interests or claims which are not shown by the public record but which could be ascertained by an accurate survey of the land or by making inquiry of persons in possession thereof.
3. Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records
5. Any lien or right to lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.
6. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage covered by this Commitment.
7. Any liens, encumbrances, requirements and other matters shown in Schedule B – I and not released or otherwise disposed of to our satisfaction.
8. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
9. Rights of Way for drainage ditches, tiles, feeders and laterals, if any.
10. Rights of the Public and the State of Indiana in and to that part of the premises taken or used for alley or road purposes, including but not limited to the right of way of Koontz Road.
11. Matters shown on a survey by Douglas R. Curry, RLS# 890006, dated December 6, 1999, and recorded February 8, 2000 as Instrument No. 2000001977.
12. Easement in favor of Van Buren Water, Inc. for water lines and incidental purposes recorded February 28, 2013 as Instrument No. 2013003826.
13. Taxes for the year 2023 due and payable 2024 a lien now payable.  
Taxes are assessed in the name of owner as shown in Schedule A, Paragraph 4.  
Taxing Authority: Van Buren Township.  
Duplicate Number: 53-09-34-400-002.000-015.  
Assessed Value - Land: \$59,400;  
Improvements: \$147,900;  
Exemptions: \$0, Credits: \$48,000-H; \$37,080-HSUPP  
May installment in the amount of \$926.60 is UNPAID;  
November Installment in the amount of \$926.60 is UNPAID;

**Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401**  
**Phone: (812)339-8434 Fax: (812)333-5063**  
**Email: customerservice@johnbtittle.com**



# TITLE COMMITMENT

Page 5 of 6

## SCHEDULE B - SECTION II (Continued)

Prior Year Delinquencies: \$0.00 . Penalties and/or Adjustments: \$0.00

STORM WATER FEES:

May Installment in the amount of \$37.88 is UNPAID. November Installment in the amount of \$37.88 is UNPAID.

Total amount due to pay all outstanding taxes, delinquencies and penalties \$1,928.96.

14. Taxes for the year 2024 payable 2025 and thereafter, a lien but not yet due or payable.

**NOTE: Indiana state law, effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. This law can be found at Indiana Code § 1-1-16-1, et seq. ("the Act"). Any loss or damage resulting from a violation of the Act is excluded under the terms of the Policy.**

The company does not insure that the land described in paragraph 4 of schedule A accurately comprises any acreage or area referred to therein.

This commitment is furnished by the company or its policy issuing agent solely for the issuance of a policy or policies of title insurance of the company. This commitment is not an abstract or an opinion of title. Liability under this commitment is defined by and limited to the terms and conditions of this commitment and the title insurance policy to be issued. This commitment is not binding on the company until such time as the proposed insured and policy amounts are specifically identified in Schedule A, Paragraph 2. Persons and entities not listed as proposed insured's are not entitled to rely upon this commitment for any purpose.

Note: Unless otherwise shown above, there are no recorded judgments against any parties having an interest in the land described in Schedule A that have priority over the interests to be insured.

Note: Exceptions 1 through 4, above, will be deleted for any loan policy committed to be issued. All applicable ALTA Endorsement forms including 4, 5, 6, 6.2, 8.1 and 9 will be issued with the loan policy.

**End of Schedule B - II  
Doma Title Insurance Company, Inc.**

Issuing Agent: John Bethell Title Company, Inc., 2626 South Walnut Street, Bloomington, IN 47401  
Phone: (812)339-8434 Fax: (812)333-5063

# PURCHASE CONTRACT

## SAMPLE



**Coffey Realty  
& Auction**

### REAL ESTATE AUCTION PURCHASE CONTRACT

---

This Contract of sale made and entered this 1st day of May 2024, by and between  
Stephen Stoll and Anna Mae Stoll hereinafter called the Seller(s) and  
\_\_\_\_\_ hereinafter called the Buyer(s):

The Buyer hereby agrees to purchase, the Seller hereby agrees to sell this property in "As is" condition  
(except conditions stated in statement of sale and Terms & Conditions)

Located at and commonly known as: 6030 West Koontz Road in the  
City of Bloomington, County of Monroe, and State of Indiana.

Legally described as: 016-25900-00 PT SE SE 34-8-2W 5.28A; PLAT 24

Buyer herewith agrees to deposit with John Bethell Title Company, Inc., \$ 5,000.00 dollars as  
non-refundable earnest money deposit, and the balance of the purchase price will be due on delivery of  
clear title.

Seller(s) agrees to furnish a Warranty Deed with insurable title. Free from all encumbrances, and an  
Owners Title Insurance Policy at closing. If the seller is unable to convey clear and marketable title the  
buyer's down payment can be refunded.

Seller will furnish the buyer with an Owner's Policy of Title Insurance at closing.

Real Estate Taxes: Will be pro-rated to date of closing.

Closing shall take place on or before June 14, 2024 and shall take place at the office of John  
Bethell Title Company, Inc., 2626 S. Walnut Street, Bloomington, Indiana.

The buyer will pay the closing fee.

Possession is to be given day of final closing.

Buyer agrees to pay all cost of obtaining a loan to include preparing and recording Deed & note, Title  
Opinion if desired.

Title is to be conveyed subject to all restrictions, easement and covenants of record, subject to zoning  
ordinance or laws of any governmental authority. These premises are to be in the same condition as  
they are as of the date of this contract, ordinary wear and tear excepted. Seller is expected to bear risk  
of loss through the date of deed. In the event the premises are wholly or partially destroyed before the  
consummation of the transaction or delivery of the final papers, the Buyer shall elect or choose whether  
or not he will go through with the transactions, and in the event he chooses to go through with it, all  
insurance damages collectible as a result of the damage or destruction shall be assigned to him, the  
Buyer. If he chooses not to go through with the transaction, any earnest money held in escrow will be  
refunded in full.

# PURCHASE CONTRACT

## SAMPLE

Time being of the essence of this agreement, if the Buyer shall fail or refuse to perform this agreement of Buyer's part, and the Seller shall be ready and willing to perform, the Seller shall be entitled to retain the entire down payment / earnest money as liquidated damages for the breach of this agreement. "All successful bidders will be required to sign a note for the deposit amount. Note shall become null and void when undersigned shall complete all requirements for closing as set out in this contract."

Per the terms & conditions as contained herein and announced in "statement of sale", the property sells as shown below. This contract is subject to clearance of any check presented to and payable to: **John Bethell Title Co.**

**High Bid Selling Price** \$ \_\_\_\_\_ .00  
**Plus 11% Buyer's Premium** \$ \_\_\_\_\_ .00  
**Total Purchase Price** \$ \_\_\_\_\_ .00  
**Less Down Payment** \$ 5,000.00  
**Total Due at Closing** \$ \_\_\_\_\_ .00

This offer will expire if not accepted on or before: May 2 at 6:00pm

### Purchased By:

\_\_\_\_\_  
*Buyer* Date \_\_\_\_\_

\_\_\_\_\_  
Phone \_\_\_\_\_

*Printed*  
Buyer Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_  
*Buyer* Date \_\_\_\_\_

\_\_\_\_\_  
Phone \_\_\_\_\_

*Printed*  
Buyer Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\_\_\_\_\_  
*Buyer's Agent* Date \_\_\_\_\_

\_\_\_\_\_  
Phone \_\_\_\_\_

*Printed*  
Agent Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Names for Deed:** \_\_\_\_\_

### Accepted By:

\_\_\_\_\_  
*Seller* Date \_\_\_\_\_

Stephen Stoll  
*Printed* Time: \_\_\_\_\_

\_\_\_\_\_  
Date \_\_\_\_\_

*Seller* Date \_\_\_\_\_

Anna Mae Stoll

# PURCHASE CONTRACT

SAMPLE



Coffey Realty  
& Auction

## PROMISSORY NOTE

**6030 W. Koontz Rd, Bloomington, Indiana  
Van Buren Township - Monroe County**

\$ 5,000.00  
Amount

May 1, 2024  
Date

**FOR VALUE RECEIVED**, the undersigned promises to pay by wire transfer to the Order of:  
**John Bethell Title Company, Inc.**  
2626 S. Walnut Street  
Bloomington, Indiana 47403

The Sum of Five Thousand dollars and no/100 ----- (\$ 5,000.00 ), as a deposit for the purchase of real estate described in Contract of even date herewith and attached hereto executed the undersigned, payable at the closing of said Contract.

This promissory note shall bear no interest until the date of closing of the Contract; thereafter it shall bear interest at the highest rate allowable by law.

This Note shall become null and void if and when the undersigned shall complete all requirements for closing as set out in the attached Contract. If said requirements are not fulfilled this Note shall be fully enforceable at law.

If this Note is placed in the hands of an attorney for collection, by suite or otherwise, the undersigned agree to pay all costs of collection and litigation together with a reasonable attorney's fee.

\_\_\_\_\_  
Signature

May 1, 2024  
Date

\_\_\_\_\_  
Signature

May 1, 2024  
Date



# BID CERTIFICATION

## DOCUMENT

Internal Office Use  
Received \_\_\_\_\_

Date

Time

By

Approved By



### BID CERTIFICATION

**I acknowledge this is a confirmation auction and that my offer will be subject to the Seller's approval, the property sells with a non-disclosed reserve.**

By signing this certification and returning it to the offices of United Country – Coffey Realty & Auction, or an employee therein, **I hereby certify** that:

1. I acknowledge that I have received a complete BIP (Bidder's Information Packet).
2. I have read the auction rules and bidding format as set out by the Auctioneers and contained in the PIP and I completely understand them.
3. I understand that the terms and rules of the auction will be strictly enforced and that there will be no exceptions.
4. I currently have sufficient funds to meet the "Deposit" and "Further sum" requirements as called for by the agreement of purchase and sale.
5. I have examined the proposed agreement of purchase and sale given to me as part of the BIP and understand that it is a legally binding contract and is not contingent upon financing or anything else.
6. I understand that if I am the successful bidder, I will be required to sign the agreement of purchase and sale immediately upon notice of being the successful bidder. I agree to complete and sign the agreement of purchase and sale immediately upon such transmitted notice.
7. I understand that an 11% Buyers Premium will be added to my final bid and is due in addition to my final bid to complete the final purchase price.
8. I understand that the Auctioneers are working for the Seller and there is no relationship of dual agency.
9. I understand that my registration for the auction will not be accepted without providing ALL of the information below and signing and returning a copy of the Terms & Conditions of this auction and by doing so you are agreeing to the terms of the auction.
10. I understand that I am responsible for the down payment and that my credit card below will be charged for the deposit if the wire transfer is not received by the time stated on the terms and conditions of the auction.

Property Address: 6030 West Koontz Road, Bloomington, IN 47403

Printed Name: \_\_\_\_\_

Bidder Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Return to: 4228 State Road 54 W - Springville, IN 47462  
(812) 822-3200 | [UnitedCountryIN.com](http://UnitedCountryIN.com)  
E-mail: [jcoffey@UnitedCountryIN.com](mailto:jcoffey@UnitedCountryIN.com) cc: [pcoffey@UnitedCountryIN.com](mailto:pcoffey@UnitedCountryIN.com)